

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

May 2, 2019

A meeting of the Manistee City Planning Commission was held on Thursday, May 2, 2019 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:02 pm by Chair Wittlieff followed by the Pledge of Allegiance.

ROLL CALL

Members Present: Rochelle Thomas, Michael Szymanski, Bob Slawinski, Marlene McBride, Roger Yoder, Pamela Weiner and Mark Wittlieff

Members Absent:

Others: Kyle Storey (City Zoning Administrator), Robert Carson (Planning & Zoning Director), Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Chair Wittlieff wished to amend the agenda under #5 Public Hearing, it should state there will be a public hearing and add under #8 New Business, Denis Johnson parcel split/combination at 480 Water Street.

Motion by Commissioner Slawinski, seconded by Commissioner Yoder to approve the agenda as amended.

With a Roll Call vote this motion passed 7 to 0.

Yes: Slawinski, Szymanski, Thomas, Yoder, Weiner, McBride and Wittlieff

No: None

APPROVAL OF MINUTES

Motion by Commissioner Thomas, seconded by Commissioner McBride to approve the minutes for the April 4, 2019 Planning Commission Meeting as prepared.

With a Roll Call vote this motion passed 7 to 0.

Yes: Slawinski, Szymanski, Thomas, Yoder, Weiner, McBride and Wittlieff

No: None

PUBLIC HEARING

Mr. Carson stated the zoning enabling act for Small Cell Wireless Zoning Amendments were appropriately advertised as required. This was reviewed by the Planning Commission several months ago and the city attorney found this to be in compliance.

The Public Hearing was opened at 7:06 pm.

There were no public hearing comments.

The Public Hearing was closed at 7:06 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

There was no public comment on the agenda related items.

SPECIAL PRESENTATION(S)

There were no Special Presentations.

NEW BUSINESS

480 Water Street, Denis Johnson, Parcel 51-51-365-701-01 split/combination

Mr. Storey stated Mr. Johnson submitted a request to split Lot 6 parcel #51-51-365-701-01 with a 15' buffer from Lot 6 to Lot 5 parcel 51-51-365-701-13, 504 Water Street and to combine this additional 15' to Lot 5. Mr. Johnson and Mr. Paine, owner of 504 Water Street, have agreed to this split/combination.

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to recommend to City Council the splitting of Lot 6 parcel 51-51-365-701-01 to allow a 15' buffer to Lot 5 parcel 51-51-35-701-13 and to combine Lot 5 with this 15' buffer from Lot 6.

With a Roll Call vote this motion passed 7 to 0.

Yes: Slawinski, Szymanski, Thomas, Yoder, Weiner, McBride and Wittlief

No: None

Manistee Project Rising Tide, Workforce Housing: Zoning Analysis

Ms. Lisette Reyes, Manistee Rising Tide, stated this is a state program. They have been working on Manistee's housing needs with Beck & Raeder consultant.

Claire Karner, Beckett & Raeder, spoke regarding Manistee's housing issues within the community. She shared different housing options for zoning and other ordinance amendments. Ms. Karner gave an overview of possible amendments to: Housing Options (Accessory Dwelling Units, Duplex, Upper Story Accessory Dwellings and Housing Downtown), Parking Requirements (Shared Parking), Planned Unit Developments, Minimum Dwelling Size, Residential Density and Remove Discretionary Standards.

Small Wireless Communication Facilities: Draft Zoning Amendment

Mr. Carson stated in order to follow state statute, and to be in compliance with the State of Michigan, the Commission should recommend to the City Council that they adopt the Small Cell Wireless Communication Facilities amendment into the city zoning ordinance.

Motion by Szymanski, seconded by Commissioner Thomas to recommend to the City Council that they adopt the Small Cell Wireless Communication Facilities amendment into the city zoning ordinance.

With a Roll Call vote this motion passed 7 to 0.

Yes: Slawinski, Szymanski, Thomas, Yoder, Weiner, McBride and Wittlief

No: None

OLD BUSINESS

There was no Old Business.

PUBLIC COMMENTS AND COMMUNICATIONS

There was no Public Comment and Communications.

CORRESPONDENCE

There was no Correspondence.

STAFF

Mr. Storey reported Mark Fedder has reviewed the HDC painting requests and these have been approved. These structures will soon receive new paint jobs. The paint was matched historically. Sign requests have been received and permitted. A homeowner has received approval for a home solar array, under 10 kilowatts, to be placed above his garage.

Mr. Carson stated the recreational and medical marihuana amendment public hearing is May 16th. It has been appropriately advertised, letters and maps have been sent to property owners within the district. Mr. Carson stated Mr. Storey has met with Mr. Tom Amor regarding his resubmitting a unit development plan for the Iron Works facility for mixed use marihuana medical cultivation, processing and transport. An Alabama development group is interested in the 10th Street facility for the special use permit. This permit can be amended if the interested parties follow the plan and have the names amended. They must detail the plan and follow the conditions, or it will need to go through a public hearing process for a special use permit.

Mr. Storey stated the ZBA will be holding a meeting May 28th regarding a variance on a property that does not meet the setback requirements for a building. The residential permit for the project was denied.

Mr. Carson reported on trainings. MSU does not offer web seminars but rather live webinars throughout the year. Training can be done in East Lansing, but it is recommended to wait and do the webinars at the end of the year. Guest speakers can be brought in for continuing education or they can speak on new topics of interest.

Mr. Storey has sent a memo to 900 Vine Street regarding their violation on smoking buffers. There are options of landscaping, fencing or other types of buffers to allow them to come into compliance with having a smoking area.

MEMBERS DISCUSSION

The Commission welcomed Mr. Kyle Storey, the new City Zoning Administrator.

ADJOURNMENT

Motion by Commissioner Slawinski, seconded by Commissioner McBride that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY. Meeting adjourned at 7:59 pm.

The next regular meeting of the Planning Commission will be held on June 6, 2019.

MANISTEE PLANNING COMMISSION


Nancy Baker, Recording Secretary